



**The City of Lee's Summit**  
**Action Letter**  
**City Council - Regular Session**

Tuesday, March 5, 2024

6:00 PM

City Council Chambers  
and Via Video Conference  
220 SE Green Street  
Lee's Summit, MO 64063

**REGULAR SESSION NO. 66**

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Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, March 5, 2024 at 6:00 pm in person and via video conference as provided by Section 2-50 of the City of Lee's Summit Code of Ordinances, adopted by the City Council on June 15, 2021, Ordinance No. 9172. Persons wishing to comment on any item of business on the agenda, including public testimony during a Public Hearing, via video conference may do so by sending a request prior to 5:00 p.m. on Monday, March 4, 2024, to the City Clerk at [clerk@cityofls.net](mailto:clerk@cityofls.net) to attend the meeting on the video conferencing platform. The City Clerk will provide instructions regarding how to attend by this method. The meeting may be viewed on the City's website at [WatchLS.net](http://WatchLS.net), and on various cable providers (Spectrum Channel 2, AT&T U-Verse Channel 99 and Comcast Channel 7).

**Preliminaries:**

- A. Invocation
- B. Pledge of Allegiance
- C. Call to Order

Mayor Baird called Regular Session No. 66 to order at 6:07 pm.

D. Roll Call

**Present:** 8 - Mayor Bill Baird  
Councilmember Fred DeMoro  
Councilmember Phyllis Edson  
Councilmember Andrew Felker  
Councilmember Faith Hodges  
Councilmember Beto Lopez  
Councilmember John Lovell  
Councilmember Mia Prier

**Absent:** 1 - Councilmember Hillary Shields

**1. Approval of Agenda**

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Felker, to approve the agenda as published. The motion carried by the following vote:**

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**Aye:** 8 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier

**Absent:** 1 - Councilmember Shields

**2. Approval of Consent Agenda:**

**ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Edson, to approve the Consent Agenda, Items 2.A. - 2.C. The motion carried by the following vote:**

**Aye:** 8 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier

**Absent:** 1 - Councilmember Shields

**A. [2024-6090](#) Approval of City Council Action Letter for February 27, 2024.**

**ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Edson, to approve the City Council Action Letter from February 27, 2024 as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 8 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier

**Absent:** 1 - Councilmember Shields

**B. [BILL NO. 24-026](#) An Ordinance granting a Special Use Permit for a major automotive repair facility in District PI on land located at 1020 SE Hamblen Road, for a period of ten (10) years, all in accordance with Article 6 of the Unified Development Ordinance for the City of Lee's Summit, Missouri.**

(Note: First read by Council on February 27, 2024. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Edson, that Bill No. 24-026 be adopted and numbered Ord. No. 9862 as part of the Consent Agenda. The motion carried by the following vote:**

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**Aye:** 8 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier

**Absent:** 1 - Councilmember Shields

- C. [BILL NO. 24-036](#) An Ordinance vacating a portion of a certain easement located at 1801 SW Fountain Drive in the City of Lee's Summit, Missouri.  
(Note: First read by Council on February 27, 2024. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Edson, that Bill No. 24-036 be adopted and numbered Ord. No. 9863 as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 8 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier

**Absent:** 1 - Councilmember Shields

### 3. Council Roundtable

Councilmember Prier congratulated Fire Chief, Mike Snider, for being sworn in and the President of the Missouri Association of Fire Chiefs.

Councilmember Felker recognized the Lee's Summit High School Girls Basketball Team for winning their championship this past weekend. He also recognized several Lee's Summit students for placing in the Top 10 in the State Wrestling Tournament.

Mayor Baird stated he and a few other Councilmembers will be attending the National League of Cities next week in Washington D.C. so there will not be a Council meeting next week. The next Council meeting is scheduled for March 19, 2024.

### 4. Public Hearings:

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- A. [2024-6110](#) Public Hearing: Application #PL2023-335 - Rezoning from RP-2 and CP-2 to CP-2 and Preliminary Development Plan - Pro Deo Youth Center, 107 SE 9th Street and 902 SE Douglas Street; Engineering Solutions, LLC, applicant.

Mr. Hector Soto, Jr., AICP, Senior Planner, entered Exhibit A. 1-23 into the record.

Council Discussion Included:

- Parking lot / spaces
- Future growth / parking

Mr. Kent Reader, Board Member of ProDeo Youth Center, spoke in favor of this application and thanked Council for their time to consider. He also provided additional information on the program.

Ms. Ashlon Davis, was previously a student that attended ProDeo and she provided the viewpoint of a student that used this program for several years and the benefits of having this for local kids to feel a sense of belonging.

**This Public Hearing - Sworn was presented.**

- 1) [BILL NO. 24-040](#) An Ordinance approving rezoning from District RP-2 (Planned Two-family Residential) and CP-2 (Planned Community Commercial) to District CP-2 and Preliminary Development Plan for Pro Deo Youth Center on approximately 0.9 acres of land located at 107 SE 9th St and 902 SE Douglas Street, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri. (Note: First read by Council on March 5, 2024. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember DeMoro, that Bill No. 24-040 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 8 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier

**Absent:** 1 - Councilmember Shields

B. [2024-6064](#) Public Hearing: Amendment to City Code Chapter 19, Article 3 - Parks and Recreation Impact Fees

Mr. Joe Snook, Parks and Recreation Administrator, entered Exhibit A. 1-11 into the record.

Council Discussion Included:

- Additional fee places on homeowners
- Park land from Discovery Park
- Borrow from City to build Field House
- Demand based
- Water and sewer tap fees increase also
- Land dedication ordinance in other cities with comparable sales tax for Parks
- 5 Year CIP
- 2018 Sales Tax
- Fee Structure
- Schedule of Fees Amendments
- Cost to run / maintain parks
- Additional funding w/ sales tax
- Future project funding
- Lower Park Fee
- Ordinance does not include approval of fees
- New construction
- Park Negotiations
- Major drivers of park usage / costs
- Public Safety
- Walkability
- Best Practices

Mr. Jon Ellis, Park Board Member, spoke in favor of the Park Impact fee and appreciated the great discussion among Council.

Mr. Bill Ruder, representative of the National Home Builders Association, advised they provided a letter to the City Clerk via email prior to the meeting that was provided to the council via email spoke in opposition to the Park Impact fee and the affects it has on homebuilders in the area.

**This Public Hearing - Sworn was presented.**

- 1) [BILL NO. 24-041](#) An Ordinance adding Article 3, Parks and Recreation Impact Fees, to Chapter 19, Parks and Recreation, of the Lee's Summit Code of Ordinances.  
(Note: First read by Council on March 5, 2024.)

**ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Lopez, that Bill No. 24-041 be advanced to second reading.**

**A motion was made by Councilmember Edson, seconded by Councilmember Hodges, that Bill No. 24-041 be amended to have the implementation date be January 1, 2025.**

**The motion carried by unanimous vote.**

**On the motion that Bill No. 24-041 be advanced to second reading as amended, the motion carried by the following vote:**

**Aye:** 6 - Mayor Baird  
Councilmember Edson  
Councilmember Felker  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier

**Nay:** 2 - Councilmember DeMoro  
Councilmember Hodges

**Absent:** 1 - Councilmember Shields

## 5. Public Comments:

Ms. Teresa Vollenweider continued to provide information from previous meetings as to the discrepancies on her property lines.

## 6. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 24-042](#) An Ordinance amending the Code of Ordinances section 12-4. Use of City staff and resources prior to an election to modify the terms thereof to coincide with the first date of candidate filing.(Rules Committee 2/15/24)

**ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Hodges, that Bill No. 24-042 be second read. The motion carried by the following vote:**

**Aye:** 8 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier

**Absent:** 1 - Councilmember Shields

**ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Hodges, that Bill No. 24-042 be adopted and numbered Ord. No. 9864. The motion carried by the following vote:**

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**Aye:** 8 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier

**Absent:** 1 - Councilmember Shields

**7. Proposed Ordinances - First Reading:**

- A. [BILL NO. 24-043](#) An Ordinance vacating a portion of a certain easement located at 1020 NW Pryor Road in the City of Lee's Summit, Missouri.  
(Note: First read by Council on March 5, 2024. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Edson, that Bill No. 24-043 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 8 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier

**Absent:** 1 - Councilmember Shields

**8. Proposed Ordinances - Second Reading:**

- A. [BILL NO. 24-027](#) An Ordinance approving a Preliminary Development Plan for land located at 111 SW Raintree Plaza Drive, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.  
(Note: First read by Council on February 27, 2024. Passed by unanimous vote with one recusal.)

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember DeMoro, that Bill No. 24-027 be adopted and numbered Ord. No. 9865. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier

**Absent:** 1 - Councilmember Shields

**Recused:** 1 - Councilmember Felker

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- B. [BILL NO. 24-039](#) An Ordinance approving Change Order No. 1 to Guaranteed Maximum Price (GMP) 1 of the Agreement with McCown Gordon Construction Company, for the Downtown Market Plaza project, an increase of \$835,918.00 for a revised GMP of \$6,484,375.00 and authorizing the City Manager to execute the same. (Note: First read by Council on February 27, 2024.)

**ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Prier, that Bill No. 24-039 be adopted and numbered Ord. No. 9866. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Prier

**Nay:** 1 - Councilmember Lovell

**Absent:** 1 - Councilmember Shields

- C. [BILL NO. 24-037](#) An Ordinance authorizing the execution of an amendment to an agreement between the City of Lee's Summit, Missouri and McCown Gordon Construction Company to set Guaranteed Maximum Price 2 (GMP 2) for the Downtown Market Plaza Project in the amount of \$22,506,605.00. (Note: First read by Council on February 27, 2024.)

**ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Edson, that Bill No. 24-037 be adopted and numbered Ord. No. 9867. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Prier

**Nay:** 1 - Councilmember Lovell

**Absent:** 1 - Councilmember Shields

- D. [BILL NO. 24-038](#) An Ordinance authorizing the execution of an amendment to an agreement between the City of Lee's Summit, Missouri and McCown Gordon Construction Company to set Guaranteed Maximum Price 3 (GMP 3) for the Downtown Market Plaza Project in the amount of \$3,065,638.00. (Note: First read by Council on February 27, 2024.)

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Hodges, that Bill No. 24-038 be adopted and numbered Ord. No. 9868. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Prier

**Nay:** 1 - Councilmember Lovell

**Absent:** 1 - Councilmember Shields

## 9. Committee Reports

Councilmember Edson stated there will be a Public Works Committee meeting on Monday, March 11, 2024 at 4:30pm. She also noted there would be a Community and Economic Development Committee meeting on Wednesday, March 13, 2024 at 5:00pm.

Councilmember Lovell advised the Finance and Budget Committee met yesterday, Monday, March 5, 2024, and began discussing the Schedule of Fees.

## 10. Council Comments:

Mayor Baird advised he attended the Lee's Summit Economic Development Councils meeting yesterday and they have stated their desire to engage and work with the City Council and to approve the bylaws. They will work through restructuring the board and will eventually seek a Public Service Agreement with the City again.

Councilmember Prier noted that House Bill 1751 (regarding the proposed landfill near the city limits) passed the Missouri House of Representative in a 113-30 vote. The next step is the MO Senate.

Mayor Pro Tem Lopez thanked everyone for their continued show of support to him and his family as they deal with the loss of his sister, Ms. Lisa Lopez-Galvan, who was fatally shot at the Kansas City Chiefs Super Bowl parade on February 14, 2024. He stated he and his family have found some comfort by the showing of support throughout the City and expressed his gratitude and appreciation for being a part of such a great community.

## 11. Staff Roundtable

Mr. Mark Dunning, City Manager, advised the City received a AAA bond rating for the \$27M bond. He also stated there will be a statewide tornado drill tomorrow, Wednesday, March 6, 2024 at 11:00am.

## 12. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 66 into Closed Session at 9:30pm.

Unless determined otherwise by the Mayor and City Council, no new agenda items shall be considered after 11:00 p.m.

For your convenience, City Council agendas, as well as videos of City Council and Council Committee meetings, may be viewed on the City's Legislative Information Center website at "[lsmo.legistar.com](https://lsmo.legistar.com)"